



**HOME BUILDERS ASSOCIATION OF CONNECTICUT, INC.**

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*Your Home  
Is Our  
Business*

2009-2010 Issues List

Two broad categories dominate the concerns of the residential construction industry. Failure to significantly address the many specific issues within each category will continue to derail the housing construction industry's ability to produce homes, jobs and tax revenues Connecticut desperately needs. The failure to address these issues in prior years has significantly contributed to Connecticut's high costs and unattractive position in the national economy. Just a few examples are bulleted under each category below:

**I. Reform the confusing and difficult land use and environmental regulatory system in CT.** Home builders can cost effectively produce more affordable homes and the homes that CT's marketplace wants if we make our regulatory system simpler, swifter and more certain. We must reform & reduce the fifty or more steps and possible stops in both local and state government before construction work on a new home can begin. We urge legislators and the Governor to "Do No More Harm."

- Correct the misuse of the state plan of conservation and development (POCD) by state agencies to control development through such things as sewer extension decisions and changes to sewer service area maps.
- Recognize that local inland wetland boards have significant power to delay and stop development; Correct the abuse of that power that regulates upland activity with no impact on wetlands; At the very least, do not pass laws that would expand wetland regulatory authority.
- Require all state agencies to follow clear, specific authority for imposing development conditions (i.e., stop "mission creep" and the ever-expanding impositions on private activity); Adopt clear timelines for issuing decisions.
- Require municipalities to release performance bonds in a timely manner; prevent requirements for posting bonds for the lifetime maintenance of public facilities.
- Prevent municipalities from exacting land from land owners and new home owners and an ever-growing list of public wants that should be borne by the whole public.

**II. Welcome all small businesses in CT, including the business of home building and home remodeling. Stop making it hard to do business here by removing unnecessary obstacles. Allow our industry to lead the economy back and produce housing and more jobs for all CT's citizens.** Licensing, business regulations, fees, taxes and attitudes all need to be improved to support business growth. Stop treating small business and home building as the enemy of the people.

- Eliminate or reduce recording, licensing and other fees and taxes to make CT a better place to do business and to strengthen our economy and grow private sector jobs.
- Improve the complaint handling and logging system at the Dept. of Consumer Protection; recognize that some consumer complaints are not legitimate and the builder's or remodeler's actions are justified.
- Allow a builder's own designated employees to negotiate with potential buyers regarding the conditions, options and prices without having to be licensed as a real estate broker or agent.
- Establish clear, enforceable workers compensation audit standards for insurance companies, and clear rules for classifying workers in appropriate categories so small businesses are not faced with excessive, unjustified premiums.